



Community Preservation Committee
55 Main Street
Westford, Massachusetts 01886
Contact: Dan O'Donnell
TEL (978) 399-2573 FAX (978) 399-2556
odonnell@westfordma.gov

Westford Community Preservation Funding Application Fiscal Year 2014 Project Submission Form

Basic Project Information:

Submission Date: August 28, 2013
Project Name: Structural Repairs and/or other Rehabilitation at the
Westford Academy Building/Westford Museum
CPA funds requested: \$136,000

Applicant:

Name: Dianne L. Siergiej for the Westford Historical Commission
Address: Historic Preservation Planner Town Hall,
Phone: 978/682-5088
Email: CommonColl@aol.com and/or hpplanner@westfordma.gov

Sponsoring board/committee(s): The Westford Historical Commission (WHC) sponsored this same request in January. Since that time, it has been discussed at various WHC meetings that reapplication would be made the next time funds were available. The Westford Historical Commission determined to reapply for this special round at its meeting on August 14, 2013.

Additional responsible parties – i.e. Property owner, consultant (if applicable) _____

Project manager/contact person: Dianne L. Siergiej
Historic Preservation Planner

Purpose: (please select all that apply)

- ☐ Open Space
- ☐ Affordable Housing
- ☒ Historic Preservation
- ☐ Recreation

Project location/address: Westford Museum at 2 Boston Road

Assessor information: (map/block/lot id) as applicable: **055 0013 0000**

Ownership/care and custody information: Town of Westford/Westford Historical
Commission (WHC)

Deed restrictions required:

- ☐ Conservation
- ☐ Housing
- ☒ Historic Preservation

Budget:

Complete budget (attach as necessary) \$136,000 (see attached)

Percent of total budget requested from Community Preservation funds: 100%

Other funding sources (committed/applied/planned): The WHC plans to apply for grant funding as cycles become available to supplement CPA Funds which will be used as a match.

Anticipated annual income/expenses: Potential additional income/funding in the form of grant money as noted above in previous response.

Recurring expenses (i.e. Maintenance): The Westford Academy Building/Westford Museum is a town-owned property which has been placed in the custody of the WHC. The building is utilized by the Westford Historical Society which operates the Westford Museum.

Taxpayer impact: No budgetary impact.

Timeline:

Proposed Start Date: June 30, 2014

Proposed Completion Date: June 30, 2015

Endorsement by applicable boards/commissions/community groups:

- ☐ Affordable Housing Committee and/or Housing Authority
- ☐ Cemetery Commission
- ☐ Conservation Commission
- X Historic Commission – As noted above, this application was considered
at the WHC Meeting, Wednesday, August 14, 2013.
- ☐ Parks and Recreation Commission
- ☐ Planning Board
- ☐ Water Commission
- ☐ Other

Project Description and Goals:

Please describe project. In proposal, please include how this project impacts Westford's citizens and addresses Westford's current and/or future needs? How does this project preserve Westford's character and meet its preservation goals? Why should this project be funded this year? (Use as many additional pages as necessary)

This proposal seeks funding to support structural repairs and rehabilitation needs among those identified as the highest priorities in an Architectural Conservation Assessment of the Westford Academy Building conducted in 2011 by Finch&Rose Preservation Consultants. That study was sponsored by the Westford Historical Society and funded by a grant from Heritage Preservation in Washington D.C. Additional investigations were undertaken at town expense by Preservation Timber Framing, Inc., experts in eighteenth and nineteenth century timber frame construction, and Ipswich River Engineering, Inc., structural engineers.

The proposed project is based on the action plan presented in the Architectural Conservation Assessment and evaluations of identified needs and specified treatments made in the assessment and by the reports of the other firms. The project also furthers preservation of the character of the Town of Westford by addressing critical needs in one of its oldest and most important buildings listed in the National Register of Historic Places. The Westford Academy Building/Westford Museum plays a significant role in the educational history of the town. The building was constructed in 1793 to house the original Westford Academy, a private school. The Late Georgian style building remained in use as a school until 1897 and was moved in 1910 from west of the Common to its present location. It contributes to the historic character and sense of place in Westford Center which has always served as the primary civic and cultural center of town. The village retains several other important, historic, civic buildings as

well as many exceptionally well-preserved nineteenth to early twentieth century dwellings.

This project also assists the WHC in fulfilling its responsibility of establishing protocols with regard to town-owned properties entrusted to its custody. The Westford Academy Building also furthers the town's preservation goals by remaining in use. It houses the Westford Museum, operated by the Westford Historical Society, which maintains a collection of materials related to the history of the Town of Westford. The Museum is open to the general public, school children and scholarly researchers. The Society also holds meetings and presents lectures to promote public awareness and generate local interest in town history.

In utilizing the proposed allocation as matching funds, the impact on local preservation is advanced by the potential for leveraging additional money for the Westford Academy Building's repair. This proposal is justified for funding based on its ability to expand the accomplishment of building conservation needs that otherwise could not occur without this support.

Funding the proposed project this year is important as it addresses concerns on the condition of the structural framing of the Westford Academy Building/Westford Museum. Repairs to the timber frame structure include:

Increase the size of the north and south transfer beams, which support the belfry frame in the 12' span between trusses, by 10" to 12" to accept the dead load and resist bending from the live wind load that pushes against the belfry.

Replace or restore all the horizontal perimeter beams in the top plate of the belfry box which exhibit extensive rot.

Replace or restore undersized lower and upper perimeter beams on which attempted epoxy repairs have failed with larger, white oak beams.

Replace or restore very deteriorated cupola post transfer beams, which support the 8 belfry posts, but are not locked together or to the belfry box, with new, white oak beams bolted to the lower perimeter beam which is mortised and tendoned to the bell deck posts.

Reinstall some of the bell deck braces after the new cupola post transfer beams are replaced or restored to increase stiffness of the tower box and create a much stronger base for the belfry.

Replace or restore the asphalt rolled roofing on the bell deck roof with a folded seam and soldered copper roof which allows the posts to be properly flashed and makes the deck very durable.

Replace or restore poor quality, deteriorating, non-historic, cupola railings and trim with authentic reproductions of the original design and repair trim on belfry posts.

If this application is submitted outside of the usual funding cycle, please explain why.

This application is being made for funds to be authorized at the special town meeting on October 21, 2013 to make them available as committed matching funds in a state grant application cycle expected to be announced in late December 2013 or early January 2014 and applications due in early March 2014.

List of Attachments: (including but not limited to photos, plans, maps, quotes, costs, estimates, letters of endorsement)

Budget - Cost estimates from Preservation Timber Framing, Inc., etc.
Annotated photographs of the Westford Academy Building/Westford Museum from the Finch & Rose Architectural Conservation Assessment
Annotated drawings of partial roof structure of the Westford Academy Building/Westford Museum roof structure from the Finch & Rose Architectural Conservation Assessment

Applicant Signatures/Date

Name

Date

For Community Preservation Committee Use Only

Date received: _____

Copies distributed on: _____

Is sufficient data/detail provided? _____

Is timeliness an issue? _____

Is additional information required? _____

Project interview date: _____

Public hearing date: _____

Committee vote:

Yes _____

No _____

Abstain _____

Date _____

Recommendation from Committee:

Recommended for Town Meeting consideration:

Spring _____

Fall _____

Special _____

Year _____